

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
WEDNESDAY, January 14, 2015**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Wednesday, January 14, 2015 at 6:40 PM in the Upstairs Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Greg Kuzmar called the meeting to order. Minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Commissioners present included Dominic Noce, Greg Kuzmar, and Jim Kessler. Commissioners Heather Peterson and Bridget DeYoung resigned from the Commission. Also in attendance were Attorney Carol Green-Fraley, School Town of Highland Commissioner Pat Krull, Economic Development Commissioner George VandeWerken, Councilman Dan Vassar, and Redevelopment Director Cecile Petro.

General Substance of the Discussion

Agenda Review

Commissioners reviewed the **public meeting agenda**. Questions were answered by the Director on specific claims. Resolutions were reviewed and questions answered by the President and Director. The Commission decided to table Resolutions 2015-04 and 2015-05 until the next meeting. In the meantime, they requested that the Director contact both contractors to obtain one quote for demolition of both properties located at 2917 Highway Avenue and 2821 Jewett Avenue.

Town Theatre

The Director stated that she and the President will be meeting with representatives of the architectural firm, VOA, to review the printouts of various electronic files that VOA developed for the Town Theatre on January 27, 2015. These were the deliverable for the contract.

Members of the Public Works staff will view the structure between the ceiling and the roof and report back to the Commission with pictures. Once that is completed, a structural engineer will be hired to give an assessment of that area. President Kuzmar will contact a structural engineer to discuss what should be captured and reviewed by the Public Works staff.

The owner of the two buildings north of the theatre (8610 and 8612 Kennedy Avenue) made a counter offer and is now receptive to a purchase offer. The Attorney will make a written offer to him.

The first major fundraiser for the Town Theatre will take place on Friday, February 20, 2015 at Wicker Park Social Center on the northwest corner of Indianapolis Boulevard and Ridge Road. A night of comedy and music will start at 7:30 PM provided by Tom Foolery Fun Club. Silent auction items, theatre memberships, and shirts will be available for purchase. There is a possibility that prints of the Robert Brasher painting of the theatre will also be available.

Art and Cultural District

The Director stated that two appraisals for the old Ace Hardware building located at 8630 Kennedy Avenue, along with two vacant parcels on Kennedy Avenue will be forthcoming. Discussion ensued.

The purchase order number from the Indiana Department of Transportation, which indicates the Commission's ability to proceed with the Northwest Indiana Regional Planning Commission's grant, has not been received, as yet.

Goals for 2015

The Director asked the Commission to review past goals for 2014 and make suggest goals and projects for 2015. Suggestions included a business park on Kennedy/Main Street that the Commission has been researching and lighting changes in the downtown.

Adjourned

The Study Session adjourned at 7:03 for the Public Meeting.

**HIGHLAND REDEVELOPMENT COMMISSION
PUBLIC MEETING
January 14, 2015**

The Highland Redevelopment Commission ("Commission", "RC") met in a Public Meeting on January 14, 2015 at 7:04 PM in the Upper Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Greg Kuzmar called the meeting to order.

ROLL CALL:

Present on roll call included Redevelopment Commissioners: Dominic Noce, Greg Kuzmar, and Jim Kessler. Commissioners Heather Peterson and Bridget DeYoung resigned from the Commission. Also in attendance were Attorney Carol Green-Fraley, School Town of Highland Commissioner Pat Krull, and Economic Development Commissioner George VandeWerken. Taking minutes for the meeting was Director Petro.

MINUTES OF PREVIOUS SESSIONS:

Commissioner Noce made a motion to approve the minutes of the Public Meeting and Study Session of December 10, 2014, as prepared. Commissioner Kessler seconded the motion. **Motion carried by unanimous voice vote.**

PUBLIC COMMENTS: None

SPECIAL ORDERS:

President Kuzmar tabled the discussion on Officers until all appointments are made by the Town Council.

Commissioner Kessler made a motion to reappoint Director Cecile Petro as the Recording Secretary for the Commission. Commissioner Noce seconded the motion. **Motion passed by unanimous voice vote.**

COMMUNICATIONS: None

UNFINISHED BUSINESS AND GENERAL ORDERS:

Commissioner Noce made a motion to approve *Resolution 2015-01, A Resolution of the Highland Redevelopment Commission Approving a Retainer Agreement for Financial Advisory Services and General Redevelopment Consulting to the Highland Redevelopment Commission for 2015*. Commissioner Kessler seconded the motion. **Motion carried by unanimous voice vote.**

Commissioner Kessler made a motion to approve *Resolution 2015-02, A Resolution of the Highland Redevelopment Commission Approving an Agreement for Legal Services to the Highland Redevelopment Commission for 2015*. Commissioner Noce seconded the motion. **Motion passed by unanimous voice vote.**

Commissioner Noce made a motion to approve *Resolution 2015-03, a Resolution Authorizing Compensation for Certain Employees to be Derived from the Proper Fund of the Redevelopment Department of the Town of Highland, Lake County, Indiana*. Commissioner Kessler seconded the motion. **Motion carried by unanimous voice vote.**

President Kuzmar *tabled Resolutions 2015-04 and 2015-05*, regarding demolition of two properties located at 2917 Highway Avenue and 2821 Jewett Avenue.

Commissioner Kessler made a motion to approve the *2015 Meeting Schedule of the Highland Redevelopment Commission*. Commissioner Noce seconded the motion. **Motion passed by unanimous voice vote.**

ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS:

Commissioner Noce made a motion to approve the account payable vouchers as presented. Commissioner Kessler seconded the motion. **Motion carried by unanimous voice vote.**

BUSINESS FROM THE COMMISSIONERS: None

NEXT MEETING:

The next public meeting will be held on February 11, 2015, at 7:00 PM. A Study Session will precede the Public Meeting at 6:30 PM and may follow the meeting. The next full Study Session will be held on January 28, 2015. The next Highland Main Street meeting will be held on Thursday, February 5, 2015 at 7:30 PM.

ADJOURNMENT:

Commissioner Kessler made a motion to adjourn. Commissioner Noce seconded the motion. **By a unanimous voice vote the meeting was adjourned at 7:35 PM.**

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION RECONVENED
January 14, 2015**

The Highland Redevelopment Commission ("Commission", "RC") reconvened its Study Session at 7:36 PM in the Upper Conference Room of the Municipal Building at 3333 Ridge Road, Highland, Indiana on January 14, 2015.

ROLL CALL: Present on silent roll call included Commissioners: Dominic Noce, Greg Kuzmar, and Jim Kessler. Commissioners Heather Peterson and Bridget DeYoung resigned from the Commission. Also in attendance were Economic Development Commissioner George VandeWerken and School Town of Highland Commissioner Pat Krull. Minutes were taken by Director Petro.

General Substance of the Study Session

Town Theatre

The Board of Directors for the Town Theatre have been appointed by the Town Council and they met for the first time on Tuesday, January 27, 2015 in the Town Hall at 6:30 PM. They approved the Articles of Incorporation and the decal that will be used to sell Town Theatre Memberships for 2015. The bylaws were reviewed and discussed. The status of the building and current operational efforts were presented. The members of the board of directors include: Mike Maloney, Bridget DeYoung, Dan Dunn, Bruce Leep, Robin Carlascio, Michael Griffin, and Keith Bruxvoort. Town Council liaisons are Dan Vassar and Bernie Zemen and attorneys Rhett Tauber and Carol Green-Fraley will be donating their legal services.

Art and Cultural District

The owner of 2805 Condit expressed interest in selling his property to the Commission. Commissioners stated that they would not offer over \$100,000.00 for the property. Director Petro will relay that message to the owner.

Highland Main Street

The Director presented information on Highland Main Street programs. She asked the Commission if they would approve funding the musician at the Farmers' Market again this summer. The Commission will take up the matter at their next public meeting.

The present and future condition of the Highland Rookery was also discussed. Commissioners questioned who would maintain the parking lot if improvements were made and how much would the improvements cost? The Director will provide more information after she is able to acquire a quote.

Update on properties in Highland

The Director provided information on the status of various properties within the town.

Adjournment

The Study Session was adjourned by voice vote at 9:30 PM.